

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Bi- Annual Status Report

Through January / February 2012

1. Agricultural Cluster Division Policies and Ordinance Standards (All Districts) [update: 2/23/12]

On February 17, 2009, The Board of Supervisors authorized the processing of amendments to the Ag Cluster Division and other related policies of the Agricultural Element and associated Ag Cluster Division standards in the LUO. The amendments will address several issues identified by the Board.

Status: Amendments are drafted and available on the department's website. The final EIR is under preparation. The first Planning Commission hearing is tentatively scheduled for summer of 2012.

Contact: Bill Robeson (x5607); John Nall (x5027)

Asst Dir: Kami Griffin (x5708)

2. EnergyWise Plan (Climate Action Plan--CAP) Implementation (All Districts) [update: 2/23/12]

The EnergyWise Plan identifies programs and strategies to reduce Greenhouse Gas emissions in compliance with AB 32 and to adapt to climate change. Public education and outreach are also key CAP components necessary to achieve energy efficiency targets.

Status: The Board of Supervisors approved the EnergyWise Plan on November 22, 2011. On February 14, 2012, the Board directed staff to return in about two months with more details on a set of staff-recommended measures to begin implementing the EnergyWise Plan.

Contact: James Caruso (x5702)

Supervisor: Mike Wulkan (x5608)

3. Economic Element Update (All Districts): [update: 2/23/12]

The Economic Element update will bring up the Economic Element up to date and will simplify and streamline the document.

Status: An Economic Element update work plan was presented to the Board on September 6, 2011. Work has begun on research, background data and preliminary policy formulation. Selected business leaders were invited to participate in two meetings for review of proposed goals and policies on January 13, 2012 and February 17, 2012. The draft update is under preparation.

Contact: Dana Lilley (x5715)

Asst Dir: Kami Griffin (5708)

4. Grading Ordinance Revisions (All Districts): ADOPTED INLAND - AT COASTAL): [update: 2/23/12]

The County is required to amend its ordinances pertaining to grading and post-construction stormwater discharges prior to March 2010 pursuant to direction provided by the CCRWQCB.

Status: Adoption occurred on April 13, 2010. The ordinance was effective (inland) May 13, 2010. Handouts for the public have been prepared and are available on the department's webpage. In late June, the amendment was submitted for California Coastal Commission review. Staff has provided the additional information requested by CCC and has had follow up discussions with their staff. County staff will meet with Coastal staff to determine their final needs prior to a coastal commission hearing.

Contact: Murry Wilson (x2352) / Michael Conger (x5136)

Supervisor: John Nall (x5027)

5. Green Building Ordinance (GBO) (All Districts) [update: 2/23/12]

The GBO is intended to support the County's goals and policies within the COSE for energy as well as an implementation arm of the Climate Action Plan. The Green Building Ordinance will encourage green building practices in the design, construction and maintenance of buildings. The proposed ordinance will use a rating system offering regulation flexibility for developers, resulting in the following: 1. Encourage the conservation of natural resources and sustainable building. 2. Reduce waste in landfills generated by construction projects 3. Increase energy efficiency and lower energy usage by using alternate power. 4. Reduce the operations and maintenance cost of buildings through efficient insulation. 5. Promote healthier indoor environments.

Status: Staff is working with SLO Green Build and C4 on making changes to the draft ordinance. A draft ordinance is expected to be released countywide Spring 2012 along with a survey for review. Staff is working on finalizing a schedule for the expected dates of finishing the draft, releasing it for review and going to the Board for adoption. Local experts in green building C4 (local US Green Building Council Chapter) and SLO Greenbuild are providing assistance in the public outreach, surveys, and educational portions of the ordinance program.

Contact: Ryan Hostetter (x2351) / Sylvia Aldana (x4671)

Supervisor: Cheryl Journey (x1314)

6. Housing Programs Implementation (All Districts): [update: 2/23/12]

Create a new combining designation for mobilehome parks.

Status: The Board conducted a study session on January 11, 2011, and provided direction to staff. Staff has begun environmental review and other tasks to process the amendments.

Contact: Ted Bench (x5701)

Supervisor: Dana Lilley (x5715)

7. Land Use Element and Circulation Elements (LUCE) update (All Districts): [update: 2/23/12]

Consolidate and reorganize the County Land Use and circulation Elements and the Land Use Ordinance for the rural parts of the county for both inland and coastal areas.

Status: On March 29, 2011, the Board directed staff to divide the LUCE into two parts. The first part will focus on consolidation and reorganization of the Land Use Element and Land Use Ordinance to streamline it and make it more user-friendly. The first part will also include preparation of countywide viewshed standards. A draft of those items is planned for summer 2012. The second part will focus on rural policies, programs and standards, and is to begin in late 2012/early 2013. The second part will continue the extensive outreach and education program that had already begun, and will require preparation of an EIR. A public review draft of part two of the LUCE is planned for 2013.

Contact: Karen Nall, Project Manager (x5606), Mike Wulkan, Supervising Planner (x5608)

Supervisor: Chuck Stevenson (x5197)

8. Los Osos Habitat Conservation Plan (HCP) – (District 2) [update: 2/23/12]

Prepare Habitat Conservation Plan which will ensure mitigation for endangered species, comply with endangered species act and facilitate future development in Los Osos; partially grant funded.

Status: Contract extension for the Section 6 grant was approved on December 12, 2011. A consultant is now under contract and has been working on the HCP document. We are in the process of updating the work scope and timeline with the consultant for the remaining sections of the HCP. We have sent out a Request of Proposal for the remaining work on the LOHCP. The EIR/EIS is under contract with Rincon Consultants. Working with USFWS to get the NOI in the Federal Register and set up a scoping meeting.

Contacts: Trevor Keith (x1431)

Supervisor: Ellen Carroll (x5028)

9. Los Osos Sewer Project Development Plan / Coastal Development Permit (District 2) –(APPROVED): [update: 2/23/12]

A development plan / coastal development permit application for the proposed Los Osos sewer project was filed by county Public Works on January 29, 2009

Status: With approval, the Coastal Commission has taken the project over for purposes of issuing the CDP. Condition Compliance will now begin. Public Works is moving forward on all aspects of the project. As they proceed, staff will ensure compliance with conditions of approval along with CCC. Coordination issues associated with HCP, LCP amendment, and LOWWP discussions currently taking place between Planning and Public Works.

Contact: Murry Wilson (788-2352) / Kerry Brown (781-5713)

Asst. Dir: Kami Griffin (x5708)

10. Paso Robles Groundwater Basin Resource Capacity Study (RCS) Implementation (Dist 1 & 5): [update: 2/23/12]

The RCS was approved by the Board of Supervisors February 1, 2011. The Board certified an LOS I for the Atascadero Sub-basin and an LOS III for the main basin. The Board also adopted several land use, conservation and monitoring actions that need to be taken to reduce conflicts over the limited groundwater resource.

Status: On March 29, the Board made implementation of the RCS a top Department priority and directed staff to proceed with the recommended plan and ordinance amendments. A public outreach web page has been prepared and is up on the Department's website. The first newsletter was mailed to 6,140 addresses in the basin in May 2011. A public meeting in Creston was held on June 8th and another in Paso Robles on June 15th facilitated by Planning, Public Works and Public Health staff. Draft amendments called a "program outline" were sent out to stakeholders and posted on the Department's web site in August 2011. Draft ordinances have been reviewed by a WRAC subcommittee and comments adopted by the entire Committee in February 2012. Public hearings are expected to begin in late spring 2012.

Contact: James Caruso (x5702)

Supervisor: Mike Wulkan (x5608)

11. Planned Development Ordinance (All Districts) - [update: 2/23/12]

Amendments to the Land Use Ordinance to create a Planned Development Ordinance.

Status: The Board authorized processing of the amendments as part of the Strategic Growth Amendments in 2010. Draft amendments have been prepared and were released on March 28, 2011 and are under review. A subcommittee of the HBA has been meeting with staff to review proposed language. An ad hoc committee made up of architectural professionals will be asked to review a revised draft. A public hearing draft is expected in Spring 2012.

Contact: Brian Pedrotti (X2788)

Asst Dir: Kami Griffin (x5708)

Resource Management System, Growth Management Ordinance Improvements (All Districts) – [update: 2/23/12]

Location (All Districts): A set of amendments to the Resource Management System and the GMO to better link the two in order to deal with resource deficiencies and limitations effectively and in a timely manner.

Status: The Board authorized processing of the amendments on April 21, 2009 to make changes to the GMO based on resource constraints (such as reduced growth rates), and to make a number of changes to the RMS and related policies (for example, recalculating lead times for responding to Levels of Severity, instituting mandatory actions to respond to resource Levels of Severity, and including highway interchanges in the RMS). Highway interchanges will be included in upcoming RMS Annual Reports. Other amendments will be processed in 2012, with draft amendments expected in summer 2012. Public hearings are expected to begin in fall 2012.

Contact: James Caruso (X5702), Mike Wulkan (5608).

Asst Dir: Kami Griffin (x5708), Chuck Stevenson (x5197)

12. San Miguel Community Plan [update: 2/23/12]

A comprehensive community-based plan update will help shape new growth and development, enhance the quality of life, and bring vitality to San Miguel.

Status: A successful community outreach process was completed and an administrative draft plan was prepared by the City and Regional Planning Department at Cal Poly in June 2011. On November 1, 2011, the Board authorized the department to initiate a formal general plan amendment process for San Miguel. A public review draft is expected to be released in summer 2012, and plan completion is estimated in early 2014.

Contact: Michael Conger, x5136, Jay Johnson x4573 Supervisor: Mike Wulkan x5608

Div. Mgr. Chuck Stevenson (x5197)

13. Shandon Community Plan Update (District 1): [update: 2/23/12]

A comprehensive community plan for Shandon provides for a range of housing choices, new businesses, services, job and economic development opportunities, an enhanced downtown commercial area, and infrastructure financing.

Project Status: On September 8, 2011, the Planning Commission unanimously recommended approval of the Community Plan following nine public hearings that began in March 2011. On November 15, 2011, at the first hearing, the Board directed staff to work with the community on a few outstanding issues and return for Board consideration. The outstanding issues have been resolved, and the Board is expected to consider the Community Plan Update in March 2012.

Contact: Jay Johnson (x4573)

Supervisor: Mike Wulkan (x5608)

14. SLO County Stormwater Management Program, SWMP (All Districts): [update: 2/23/12]

Implementation of state mandated Stormwater Management Program.

Comments: Year four concluded on March 23, 2011. Hearings on Ordinance revisions and Final EIR completed (see Grading Ordinance Revisions for status). Joint effort for hydromodification control is underway as of Oct. Reports from Planning and Building have been submitted to Stormwater Coordinator for submittal to RWQCB.

http://www.slocounty.ca.gov/PW/Stormwater/Annual_Report.htm

Contact: Cheryl Journey x1314; Murry Wilson x2352; Ellen Carroll x5028 (Coordination w/ Mark Davis Public Works)

15. SLO Countywide 10 Year Plan to End Homelessness (All Districts) [update: 2/23/12]

The County advisory committee called the Homeless Services Oversight Council (HSOC) meets to discuss and coordinate homeless programs countywide. The HSOC meets the third Wednesday of every other month from 1:00 to 3:00 P.M. in the Lounge Room of the SLO Vets Building. Also, new homeless service centers are proposed in SLO City and the Five Cities areas, although only the SLO center is proposed to include nighttime shelter.

Status: The HSOC met on January 18, 2012. A revision of bylaws was approved by the Board of Supervisors in January and Chief Jim Copsey and Rod Youngquist were appointed as members. A small committee reviewed HOME and CDBG applications related to homelessness in January. DSS hired as staff person to complete clerical duties for HSOC. The next meeting will take place on March 21st, 2012.

Contact: Morgan Torell (x5113)

Supervisor: Dana Lilley (x5715)

16. Solar Projects – (5th District) - 2 Solar Projects in Carrizo Plains - APPROVED [update: 2/23/12]

Two large scale utility solar projects in the Carrizo Plains

Status: **First Solar -Topaz Solar Farm** (550 MW [PV]) Board of Supervisors approved the project on July 12, 2011. A Mitigation Monitor contract was approved August, 23, 2011. Initial permitting and condition compliance complete. Phase 1 Construction started. Permits for subsequent phases being issued for the project on a regular basis.

SunPower- California Valley Solar Ranch (250 MW); Board of Supervisors approved the project on April 19, 2011. Phase 1A & 1B permits issued and condition compliance underway. Construction started. Permits for subsequent phases being issued for the project on a regular basis.

Contact –Steve McMasters (x5096), John McKenzie (x5452)

Supervisor: Ellen Carroll (x5028)

17. Events Ordinance (All Districts): [update: 2/23/12]

Amendments to the Land Use Ordinance to replace the “Temporary Events” standards.

Status: The Board of Supervisors authorized LUO amendments for processing on August 16, 2005 to update regulations for conducting special events. Staff prepared proposed ordinance standards and the Planning Commission began hearings on May 22, 2008. The Planning Commission formed a subcommittee on May 29, 2008 to review and refine the staff-proposed ordinance standards. The amendments were reviewed and discussed at meetings in October, November and December, 2008 and February and July, 2009. On July 30, 2009, the Planning Commission sent a letter to the Board of Supervisor to request direction. On January 12 and August 10, 2010, the Board provided comprehensive direction for the ordinance. Revised draft was been re-referred to all CACs, agencies and interested parties. Planning Commission held hearings on March 31, and June 9, and June 30, 2011. Planning Commission recommended approval of the amendments on July 28, 2011. Board action on November 8, 2011 was to continue ordinance amendments off calendar and directed staff to forward to the Uniquely SLO - Economic Cluster Group. On February 22, 2012, staff meet with a committee from the Uniquely SLO Cluster. They will continue their review through the spring.

Contact: Karen Nall (x5606)

Asst Dir: Kami Griffin (x5708)

18. Strategic (Smart) Growth Principles & Strategies Implementation (All Districts): [update: 2/23/12]

Amendments to plans and ordinances that will carry out essential strategic growth implementation strategies.

Status: A package of amendments to plans and ordinances that will carry out essential implementation strategies was authorized by the Board on November 24, 2009. A Strategic Growth Council Grant for \$399,000 was awarded to the County in January 2011 that will fund amendments to standards to promote infill development and remove regulatory obstacles to achieving strategic growth. A contract, together with a Grant Agreement with the Strategic Growth Council were approved by the Board in December, 2011. Work on the amendments is underway.

Contacts: Chuck Stevenson (x5197)

Supervisor: Mike Wulkan, (X5608), Div. Mgr.: Chuck Stevenson (x5197)

19. TDC Program (All inland Districts): [update: 2/23/12]

A TDC program allows for the transfer of development credits from one site to another.

Status: The Board adopted amendments on May 10, 2011 to the existing program to make use of the existing credits while focusing the program into urban and village areas and community based programs. A clean up amendment is being processed to correct some oversights and to modify the Framework for Planning language on TDCs consistent with recommendations made by the TDC Blue Ribbon Committee.

Contact: Karen Nall (x5606)

Asst Dir: Kami Griffin (x5708)

20. Vacation Rental Ordinance [update: 02/23/12]

Revise the vacation rental ordinance and add other communities to the ordinance.

Status: The Board authorized amending the ordinance on July 21, 2009. Staff prepared a draft ordinance and went to the North Coast, Cayucos, Los Osos and Avila Beach CACs for discussion and input. A revised ordinance was prepared based on the input received and was publically released on March 9, 2011. The Planning Commission heard the item on April 14, July 14, August 25, and September 22, 2011. On September 22, 2011 the Planning Commission completed their review of the proposed changes to the Vacation Rental Ordinance and sent their recommendation to the Board of Supervisors. The Board held a hearing on February 7, 2012 and the item was continued to April 17, 2012.

Contact: John Busselle (x 5154)

Asst Dir: Kami Griffin (x5708)